



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** December 10, 2008  
**AGENDA DATE:** December 17, 2008  
**PROJECT ADDRESS:** 304 E. Pedregosa Street (MST2008-00561)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 17,995 square foot project site is located on the corner of Pedregosa and Garden Streets. Current development on site consists of a single family residence with an attached 2-car garage with accessory rooms. The proposed project involves window changes and a five square foot addition to one of the accessory rooms. The discretionary application required for this project is a Modification to permit alterations and new floor area within the required thirty-foot front setback along Garden Street (SBMC §28.15.060).

Date Application Accepted: December 1, 2008      Date Action Required: March 1, 2009

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Chris Belanger	Property Owner:	S.B. Museum of Art
Parcel Number:	027-051-001	Lot Area:	17,995 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	6% Slope

#### Adjacent Land Uses:

North – One-Family Residence  
 South - One-Family Residence

East - One-Family Residence  
 West - One-Family Residence

**B. PROJECT STATISTICS**

	Existing	Proposed
Living Area	3,133 sf	3,138 sf
Garage	487 sf	487 sf
Accessory Space	N/A	N/A

**C. PROPOSED LOT AREA COVERAGE**

Building: 3,973 sf 22%      Hardscape: 2,990 sf 17%      Landscape: 11,032 sf 61%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.25      Proposed FAR: 0.23      = 93% of Max. Allowed FAR

**IV. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	30'	15'	15'

**V. DISCUSSION**

The existing development on site was designed by Robert Ingle Hoyt in 1951 and represents an excellent example of the California Hacienda Style. The exterior alterations being proposed as a part of this Modification application qualified for administrative design review and approval.

The original residence is conforming to its Pedregosa Street front setback but non-conforming to its setback off of Garden Street due to different requirements at its time of construction. In 1963, a Modification was approved which allowed guest quarters to be attached to the garage at a distance of fifteen-feet from the Garden Street front lot line. The property is currently undergoing a major remodel and upgrade. Changes being proposed for the guest quarters will require a Modification approval to complete alterations to the portions located within the required front setback. The changes include the filling in of an existing entry, replacement of one large window with two smaller ones, and changing out a window with a French door. The Alterations, which are a part of an overall upgrade to the existing development on site, will maintain the use and setback distance that currently exist.

**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations will allow continued use of the existing guest room with no intensification of use or impacts to the adjacent neighborhood.

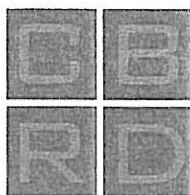
Said approval is subject to a condition that a Zoning Compliance Declaration be recorded against the property's title that will recognize the limitation of use as a single family residence for this site.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter dated December 1, 2008

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
(rmilazzo@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470





December 1, 2008

Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93102-1990

Re: Modification request for 304 E. Pedregosa; 027-051-001; E-1

Dear Staff Hearing Officer:

There is an existing house of 3620 net s.f. including garage on the property. The proposal is to renovate the interior spaces indicated with a minor expansion of 5 SF (gross). Because the property is a corner lot, a portion of the area to be renovated is within the setback.

The proposed changes occurring within the setback are:

1. Replace existing windows on the garden street side with new windows as shown.
2. Replace an existing window on the rear elevation with a new french door unit
3. Eliminate an existing jog in the exterior wall near the garage.

The purpose of these changes is to improve the usability and enjoyment of the interior spaces. The fenestration changes will have no discernable impact on neighboring properties and the square footage added by eliminating the wall jog is extremely limited at only five square feet. Additionally, this increase occurs completely below and within existing rooflines, to which there will be no change.

Thank you for your consideration,

Chris Belanger

Exhibit B

